

ORDINANCE NO. 88-517-0

AN ORDINANCE AMENDING ORDINANCE NO. 491-0 DELETING SECTION 3.220 AND SECTION 3.230, ADDING REPLACEMENT SECTION 3.220 AND SECTION 3.230, RELATING TO INDUSTRIAL ZONING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Troutdale may adopt zoning regulations to promote the general welfare and provide for economic development, and

WHEREAS, The Planning Commission has considered at public hearing proposed regulations for industrial district and recommends the adoption of the proposed changes, and

WHEREAS, The City Council finds such changes to be in the public interest,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

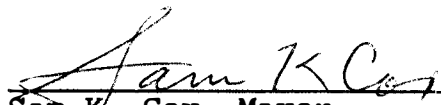
1. Section 3.220 and Section 3.230 of Ordinance No. 491-0 are hereby repealed.
2. New Section 3.220 and Section 3.230, attached as Exhibit "A", are hereby adopted and become effective 30 days after passage.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 25 TH DAY OF OCTOBER, 1988.

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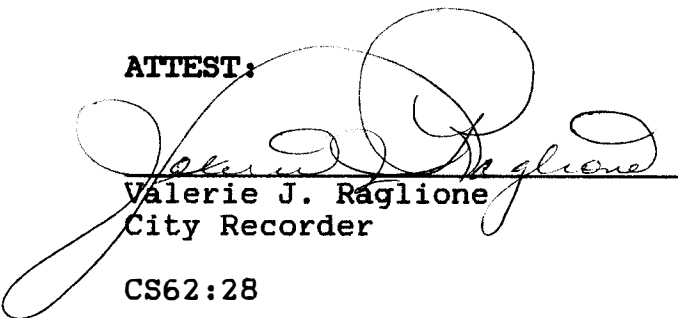
ABSTAINED 0



Sam K. Cox, Mayor

Date Signed: OCTOBER 26, 1988

ATTEST:



Valerie J. Raglione
City Recorder

CS62:28

INDUSTRIAL DISTRICTS

- 3.220 LIGHT INDUSTRIAL DISTRICT LI
- 3.221 Purpose. This industrial district is intended for light, clean industries usually of a manufacturing or storage nature with little outdoor storage. These industries usually do not require rail access and have very little process visibility. They usually create little or no air or water pollution and have no nuisance factors such as noise or objectionable odors. Wholesale and limited retail sales are permitted. This industrial district may be located adjacent to residential or commercial uses with appropriate buffering.
- 3.222 Uses Permitted in an LI zone. All processes and storage in the LI zone shall be entirely enclosed within a building except that outdoor storage of materials may be approved by the Director upon a finding that the proposed storage is screened from view from public rights-of-way by buildings, a fence, hedge, etc.
- A. Manufacturing, fabricating, process, packing or storage uses except:
 - 1. Any use having the primary function of storing, utilizing or manufacturing toxic or hazardous materials.
 - 2. Any principal use involving the rendering of fats, the slaughtering of fish or meat, or the fermenting of foods such as sauerkraut, vinegar or yeast.
 - B. Utility facilities.
 - C. Research laboratory.
 - D. Public parks, parkways, recreational facilities, trails and related facilities.
 - E. Administrative, educational and other related activities and facilities subordinate to a permitted use on the same premises as the principal use, and/or one caretaker's residential facilities.
 - F. Accessory structures and uses to a particular permitted use.
 - G. Railroad tracks and spur tracks, but not within two hundred feet of a residential zone.

- H. Vehicle repair shops, entirely within an enclosed building.
- I. Factory outlet.
- J. Truck, trailer and heavy equipment sales, rental or repair.
- K. Retail or combination retail/wholesale lumber and/or building materials yard.

3.223 Allowable by Conditional Use Permit in an LI Zone.

- A. Heliport.
- B. Concrete mixing.
- C. Recycling centers.

3.230 GENERAL INDUSTRIAL DISTRICT GI

3.231 Purpose. This industrial district is intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals and lumber, that usually require highway access and/or rail service. These firms usually have a high degree of process visibility and need outdoor storage of materials and products. These industries are likely to create minor air and water pollution, as well as nuisance factors such as noise and odor and the generation of truck, shipping or rail traffic.

3.232 Uses Permitted in a GI Zone.

- A. Any industrial use is allowed in GI zone.
- B. Airport and related uses; airport supportive commercial and industrial uses (maintenance facilities, hangers, aircraft tiedown, passenger parking, restaurant and flight schools.
- C. One caretaker's residence; all other residential uses are prohibited.
- D. Administrative offices accessory to permitted industrial uses; all other office uses are prohibited.
- E. Utility facilities.

3.233 Allowable by Conditional Use Permit in GI Zone.

- A. Child care facilities, kindergartens, and similar facilities.